Lakeview Greens Condominium Association, Inc.

January 1, 2026 through December 31, 2026

Category	Approved 2025 Budget	Actual To 08/30/2025	Estimated To Year-End	Approved 2026 Budget
Income				
Maintenance Fees	$569,597.00	$379,603.00	$569,404.50	$654,947.40
Other Income	$0.00			$0.00
	$569,597.00	**$361,648.06**	**$569,404.50**	**$654,947.40**
Expenses				
Property Management	$23,328.00	$15,552.00	$23,328.00	$23,328.00
Legal Fees/ Bad Debt	$5,000.00	$8,589.88	$12,884.82	$8,000.00
Office Expenses	$1,500.00	$29.40	$44.10	$1,500.00
Review and Tax Prep	$1,900.00	$0.00	$0.00	$1,900.00
Taxes/ Permits/Fee	$1,000.00	$1,735.26	$2,602.89	$1,500.00
Insurance	$300,000.00	$175,513.00	$263,269.50	$300,000.00
Pest Control/Fertilizer	$7,500.00	$3,080.00	$4,620.00	$5,500.00
Lawn Maintenance	$42,600.00	$25,150.00	$37,725.00	$42,600.00
Landscpaing Extras	$20,000.00	$0.00	$0.00	$25,000.00
Tree Trimming		$38,580.00		$3,000.00
Irrigation Repair & Maint	$30,000.00	$0.00	$0.00	$3,500.00
Maintenance Supplies	$5,000.00	$1,197.00	$1,795.50	$3,000.00
Parking Enforcement	$1,817.00	$1,121.85	$1,682.78	$1,817.40
Pool Contract	$7,500.00	$4,110.00	$6,165.00	$2,000.00
Pool Repairs				$5,500.00
Fire Alarm	$2,200.00	$857.07	$1,285.61	$2,200.00
Fire Inpection	$1,500.00	$934.05	$1,401.08	$1,500.00
Maintenance Personnel	$41,600.00	$19,648.73	$29,473.10	$41,600.00
Water, Sewer, Trash	$75,000.00	$53,659.69	$80,489.54	$80,500.00
Electricity	$21,000.00	$14,077.33	$21,116.00	$22,000.00
Cable Televison	$89,000.00	$28,917.02	$43,375.53	$89,000.00
Maintenance Repair	$2,000.00	$7,954.00	$11,931.00	$15,000.00
Plumbing		$6,457.00	$9,685.50	$5,000.00
Reserves	$45,000.00	$4,000.00	$6,000.00	$70,000.00
Total Expenses	**$724,445.00**	**$411,163.28**	**$558,874.92**	**$754,945.40**
Difference Inc. over Exp.	($154,848.00)	($49,515.22)	$10,529.58	($99,998.00)

Monthly Dues

2025		***2026***
$412.61	One Bedroom = (0.00683469)	$429.98
$491.32	Two Bedroom = (0.00813849)	$512.01

Lakeview Greens Condominium Association, Inc.

January 1, 2026 through December 31, 2026

Category	Approved 2025 Budget	Actual To 08/30/2025	Estimated To Year-End	Approved 2026 Budget
Reserve Analysis	**Remaining Life**	**Cost to Replace**	**EST. as of 1/01/2025**	**EST Balance as of 12/31/2025**
Paving	3	$100,000.00	$92,978.82	$92,978.82
Roof building A	11	$110,000.00	$47,114.60	$47,114.60
Roof Building B.C.D	15	$330,000.00	$65,273.00	$65,273.00
Roof clubhouse	17	$37,750.00	$4,513.36	$4,513.36
Painting	0	$160,000.00	$85,989.22	$85,989.22
(Swimmimg) Pool	3	$8,600.00	-$38,000.00	-$38,000.00
General			$37,347.00	$82,347.00
Interest	0	$0.00		
Page 2 of 2		$746,350.00	**$295,216.00**	**$340,216.00**

Please note the wording below is required to be included as per State Statute:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.